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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

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#### PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts**

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

##### NOTIFICATION

Sachivalaya, Gandhinagar, 9<sup>th</sup> June, 2025

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**No.GH/V/198 of 2025/UDUHD/DVP/e-file/18/2024/9249/L:** WHEREAS, the Barwala Area Development Authority (hereinafter referred to as "the said Authority") prepared and published the Draft Second Revised Development Plan-2041 (hereinafter referred to as "the said Draft Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act");

AND WHEREAS, notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXV on dated 12.05.2023;

AND WHEREAS, the said Authority submitted the said Draft Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 07.08.2023;

AND WHEREAS, the State Government is of opinion that substantial modifications are necessary in the Draft Development Plan submitted by the said Authority under section 16 of the Act;

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/398 of 2024/UDUHD/DVP/e-file/18/2024/9249/L, dated 22.11.2024 in the Gujarat Government Gazette Ext. Part.IV-B dated 22.11.2024 on Page No.364-1 to 364-3 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the *Government Gazette*;

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat hereby;

- (a) Finalize the modifications as set out in the SCHEDULE appended hereto;
- (b) Sanction the said Development Plan subject to the modifications so finalized, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

### SCHEDULE

Sanctioned modifications in the Draft Second Revised Development Plan-2041 of Barwala Area Development Authority

1. The lands shown in column (2) of village: Barwala earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be designated under section 12(2)(a) of the said Act, as shown in column no. (5) of the table below and as shown in the accompanying plan.

**TABLE**

Sr. No.	R.S. No.	Pocket No.	Designation as per submitted Draft Development Plan	Proposed designation
(1)	(2)	(3)	(4)	(5)
1.	222, 223/P, 224/P, 225/P, 226/P, 227/P, 228/P	P-1	Commercial Zone	Residential Zone
2.	204/P, 205/P, 206/P, 207/P, 208/P, 209/P	P-2	Commercial Zone	Residential Zone
3.	233/P, 232/P, 231/P, 230/P, 229/P, 467/P, 468/P, 531/P, 532/P, 534/P, 536/P.	P-3	Agriculture Zone	Residential Zone
4.	22, 38 to 41, 52, 63 to 66, 144 to 148, 149/P, 161, 162, 1833/P, 154 to 157, 158/P, 218/P, 214/P, 213/P, 211/P, 210/P,	P-4	Residential Zone	Agriculture Zone
5.	223/P, 224/P, 225/P, 226/P, 227/P	P-5	Commercial Zone	Agriculture Zone
6.	204/P, 205/P, 206/P, 207/P, 208/P, 209/P	P-6	Commercial Zone	Agriculture Zone
7.	1566/P, 1565/P, 1564, 1563, 1562/P, 1561/P, 1540/P	P-7	Commercial Zone	Residential Zone
8.	861/P, 862/P, 868/P, 869/P, 870/P, 871/P, 872/P, 875/P, 876/P, 877/P, 878/P, 879/P, 882/P, 883/P, 884/P, 885/P, 886/P, 887/P, 888/P, 890/P	P-8	Commercial Zone	Residential Zone
9.	825/P, 826/P, 827/P, 828/P, 829/P, 830/P, 831/P, 832/P, 833/P, 834/P, 835/P, 836/P, 837/P, 838/P, 839/P, 840/P, 841/P, 847/P, 848/P, 849/P, 851/P, 856/P, 859/P, 860/P, 863/P,	P-9	Agriculture Zone	Residential Zone

Sr. No.	R.S. No.	Pocket No.	Designation as per submitted Draft Development Plan	Proposed designation
(1)	(2)	(3)	(4)	(5)
10.	893/P, 894/P	P-10	Agriculture Zone	Residential Zone
11.	906/P, 898/P	P-11	Agriculture Zone	Residential Zone
12.	921/P, 922/P, 925/P, 926/P	P-12	Agriculture Zone	Residential Zone
13.	909/P, 910/P, 911/P, 902/P, 905/P, 907/P, 912/P, 913/P, 914/P, 915/P, 917/P, 918/P, 919/P, 920, 923P/, 857/P and unsurveyed land	P-13	Industrial Zone	Residential Zone
14.	1566/P, 1562/P, 1561/P	P-14	Commercial Zone	Agriculture Zone
15.	1560/P, 1559, 662 to 665, 666/P, 678/P, 1558/P, 1542/P, 1543/P, 1550/P, 1551, 1552/P, 1553 to 1557, 1546/p, 1547/p, 1548/p, 1549, 889/p and unsurveyed land	P-15	Residential Zone	Agriculture Zone
16.	888/P, 887/P, 886/P, 885/P, 882/P, 879/P, 875/P, 872/P, 871/P, 868/P	P-16	Commercial Zone	Agriculture Zone
17.	897, 902/P, 903, 904, 905/P, 907/P, 912/P, 913/P, 914/P, 915/P, 917/P, 918/P, 919/P and unsurveyed land	P-17	Industrial Zone	Agriculture Zone
18.	519/P, 513/P, 518, 517/P, 553 to 570, 571/P, 572/P, 573/P, 582/P, 583/P, 590/P, 591 to 599, 600/P, 601, 602/P, 606, 607, 605/P	P-18	Residential Zone	Agriculture Zone
19.	926/P, 927/P, 928/P, 929/P, 930, 931, 932/P, 933/P, 935/P, 936, 937, 938, 940, 943/P, 944/P, 945, 946/P, 947/P	P-19	Commercial Zone	Residential Zone
20.	1539/P, 1538/P, 1534, 1535	P-20	Commercial Zone	Residential Zone
21.	1569/P, 1570/P	P-21	Commercial Zone	Residential Zone
22.	1570/P, 1527/P	P-22	Commercial Zone	Residential Zone
23.	1572/P	P-23	Commercial Zone	Residential Zone
24.	1524/P, 1525, 1573, 1499/P, 1523	P-24	Commercial Zone	Residential Zone
25.	1239/P, 1572/P, 1522, 1500, 1504, 1505, 1511, 1512, 1513/P	P-25	Commercial Zone	Residential Zone
26.	1230/P, 1231/P, 1232/P, 1233/P, 1234/P	P-26	Agriculture Zone	Residential Zone
27.	1239/P, 1240/P, 1241/P, 1242/P, 1244/P	P-27	Agriculture Zone	Residential Zone
28.	1239/P, 1498/P, 1501, 1502, 1503, 1507, 1508/P, 1509/P, 1510, 1514/P, 1574/P, 1497/P	P-28	Agriculture Zone	Residential Zone
29.	1520/P, 1521/P	P-29	Agriculture Zone	Residential Zone
30.	1575/P, 544	P-30	Agriculture Zone	Residential Zone
31.	1575/P	P-31	Agriculture Zone	Residential Zone

2. The land bearing R.S.No. 850, 892/P, 895, 924/P, 1506, 1571, unsurveyed land on eastern side of R.S.No.1525, unsurveyed land on eastern side of R.S.No.1569, unsurveyed land on eastern side of R.S.No.1535 and unsurveyed land on northern side of R.S.No.1539 of village: Barwala designated for “Public Purpose Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

3. The Existing State Highway-36 passing through the land of R.S.No. 1539-1566 and 893-839 of Village: Barwala marked as A-B-C-D-E is proposed as 30.0 mtr wide D.P. road under section (12)(2)(d) of the said Act, as shown on the accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty & Ex-Officio

Joint Secretary to Government.

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